C.UNCIL COMMUNICA, ION

TO: THE CITY COUNCIL COUNCIL MEETING DATE: September 28, 1988

FROM: THE CITY MANAGER'S OFFICE

SUBJECT: APPEAL OF ROSE MARIE MENDONCA OF PLANNING COMMISSION'S DENIAL REGARDING THE GENERAL PLAN AMENDRENT AND REZONING OF PARCELS AT 537 AND 539 EAST PINE STREET

INDICATED ACTION: The City Council should conduct a public hearing to consider the appeal of Rose Marie Mendonca of the Planning Commission's denial of the requests (I) to amend the Land Use Element of the Lodi General Plan by redesignating 537 and 539 East Pine Street from Residential to Commercial and (2) to rezone 537 and 539 East Pine Street from R-1 (Single-Family-East Side) to C-2, General Commercial.

If the City Council reverses to Planning Commission, it must also certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

Section 17.84.050 of the Lodi Municipal Code states in part:

"... the City Council may by a four-fifths vote of the entire Council grant any appealed application and adopt by the vote an ordinance effecting such proposed changes or portions thereof."

BACKGROUND INFORMATION At its meeting of Monday, August 8, 1988 the Planning Commission by a unanimous vote denied the above described General Plan Amendment and Rezoning request. In making its decision the Planning Commission drew the following conclusions:

- 1. that the subject properties were not affected any more than the hundreds of other properties which were rezoned to R-1, Single Family Residential under the Eastside Rezoning; and
- 2. that the properties could be redeveloped with a four-plex or two single-family houses which would be more compatible with the adjacent residential properties.

JAMES B. SCHROEDER

Community Development Director

Attachment

MENDONCA AMENDMENT & REZONING

R-1 TO C-1.

2-88-03 ND-88-05 GPA-LU-88-02

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8-8-88



NOTICE OF PUBLIC HEARING

TO CONSIDER THE APPEAL OF ROSEMARIE MENDONCA OF THE PLANNING COMMISSION'S DENIAL RESARDING THE GENERAL PLAN AMENDMENT AND REZONING OF PARCELS LOCATED AT 537 AND 539 EAST PINE STREET

NOTICE IS HEREBY GIVEN that on Wednesday, September 28, 1988 at the hour of 7:30 pm., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the appeal of RoseMarie Mendonca of the Planning Commission's denial regarding the General Plan Amendment and Rezoning of parcels located at 537 and 539 East Pine Street.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements nay be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

By Order Of the Lodi City Council:

City Clerk

Dated: September 7, 1988

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Approved as to form:

Bobby W. McNatt City Attorney

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REALTY

(209)334-1642 / 1 NORTH CHEROKEE LANE / LODI, CALIFORNIA 95240

September 23, 1988

RE: Appeal of Rose Marie Mendonca on 537 & 539 East Pine

Alice M. Reimche, CityClerk City Council Chambers 212 W. Pine Street Lodi,CA 95240

Dear Mrs. Reiinche:

I must withdraw the appeal of the Planning Commission Denial of General Plan Amendment and rezoning of parcels located 537 & 539 East Pine Steeet. This hearing was scheduled for your September 28 meeting and I would like to have it continued to October 26th meeting. I appreciate your help in this matter and am sorry for the inconvenience.

Thank you,

Rose Marie Mendonca

CITY OF LODI

CITY HALL. 221 W. PINE ST CALI. BOX 3006 LODI, CALIFORNIA 95241-1910

Edward Vandehey 522-1/2 E. Pine St. Lodi, **CA** 95240 C) Moved and homes Li Addressee unknown

VAN 22 110819N1 10/08/69

RETURN TO SENDER NO FORWARDING ORDER ON FILE UNABLE TO FORMARD

City Clerk

NOTICE OF CONTINUED PUBLIC HEARING

TO CONSIDER THE APPEAL OF ROSEMARIE MENDONCA OF THE PLARNING COMMISSION'S DENIAL REGARDING THE GENERAL PLAN AMENDMENT AND REZONING OF PARCELS LOCATED AT 537 AND 539 EAST PINE STREET

NOTICE IS HEREBY GIVEN that on Wednesday, October 19, 1988 at the hour of 7:30 pm., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a continued public hearing to consider the appeal of RoseMarie Mendonca of the Planning Commission's denial regarding the General Plan Amendment and Rezoning of parcels located at 537 and 539 East Pine Street.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche City Clerk

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Dated: September 28, 1988

Approved as to form:

BW McMatt Bobby W. McNatt City Attorney

PH/44 TXTA. 02D